



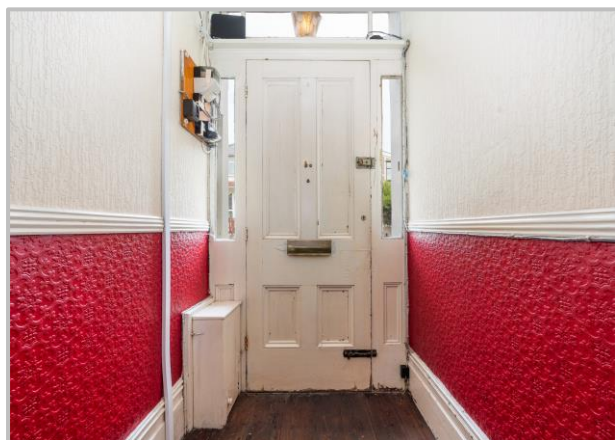
www.chrystals.co.im

22 Derby Road, Peel, IM5 1HW
Asking Price £265,000

22 Derby Road, Peel, IM5 1HW

Asking Price £265,000

Rich in character and original period features, this impressive mid-terrace townhouse offers spacious and versatile accommodation arranged over three floors. Combining timeless charm with generous living space, the property presents an excellent opportunity for a purchaser to create a superb family home while retaining its wealth of architectural character. Ideally positioned in the heart of Peel, the property is within a short stroll of the beach, marina, local shops, swimming pool, schools and the town's excellent range of amenities, making it perfectly suited to family life. The accommodation begins with two generously proportioned reception rooms, both showcasing the home's character and providing flexible living and entertaining spaces. To the rear, the kitchen complements the property's traditional style and provides access to the enclosed courtyard. Arranged over the first and second floors are five well-proportioned bedrooms, one further single bedroom/office and two bathrooms, offering excellent flexibility for growing families, those working from home, or anyone seeking generous living space. Outside, the attractive south-facing courtyard provides a private and low-maintenance outdoor retreat, ideal for outdoor dining, entertaining guests or simply relaxing throughout the day. Offering an enviable combination of period charm, generous accommodation and a highly convenient location, this substantial home presents a fantastic opportunity to acquire a character property with scope to personalise in one of Peel's most desirable locations.



LOCATION

From St Johns drive on the A1 into Peel and pass the QE2 School and take the first and take the right at the crossroad onto Albany Road. Continue to the end of the road and then take a right onto Derby Road where the property can be found on the left hand side clearly identified by our for sale board.

ENTRANCE PORCH

5' 11" x 4' 11" (1.8m x 1.5m)

HALLWAY

17' 9" x 6' 7" (5.4m x 2.0m)

LIVING ROOM

14' 1" x 13' 1" (4.3m x 4.0m)

DINING ROOM

12' 2" x 11' 6" (3.7m x 3.5m)

KITCHEN

20' 8" x 11' 6" (6.3m x 3.5m)

BATHROOM

3' 11" x 11' 6" (1.2m x 3.5m)

BEDROOM

14' 5" x 18' 4" (4.4m x 5.6m)

BEDROOM

11' 10" x 11' 6" (3.6m x 3.5m)

HALLWAY

23' 7" x 10' 10" (7.2m x 3.3m)

BATHROOM

6' 3" x 5' 11" (1.9m x 1.8m)

SEPERATE W.C

3' 11" x 5' 11" (1.2m x 1.8m)

BEDROOM

13' 1" x 10' 2" (4.0m x 3.1m)

HALLWAY

7' 10" x 10' 10" (2.4m x 3.3m)

BEDROOM

14' 5" x 10' 6" (4.4m x 3.2m)

BEDROOM

11' 10" x 11' 6" (3.6m x 3.5m)

OFFICE / BEDROOM

11' 10" x 7' 7" (3.6m x 2.3m)

OUTSIDE

Private rear courtyard.

SERVICES

Mains water, electricity and drainage. Gas Central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.









Total: 1910 sq. Ft, 177 m2

1st Floor: 722 sq. Ft, 67 M2, 2nd Floor: 723 sq. Ft, 67 M2, 3rd Floor: 465 sq. Ft, 43 m2
Excluded Areas: Porch: 30 sq. Ft, 3 M2, Walls: 160 sq. Ft, 14 m2



Since 1854



DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.